| 006.0 | 0002 | 0011.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,109,800 | / | 1,109,800 |
| USE VALUE: | 1,109,800 | / | 1,109,800 |
| ASSESSED: | 1,109,800 | / | 1,109,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 19 | | FREEMAN ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | BORIS GEORGE W/LINDA/TR |
| Owner 2: | M & M TRUST |
| Owner 3: | |
| Street 1: | 19 FREEMAN ST |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | BORIS GEORGE W & LINDA - |
| Owner 2: | - |
| Street 1: | 19 FREEMAN ST |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .165 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 3713 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | 3 | 22 |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 7200.000 | 590,600 | 10,400 | 508,800 | 1,109,800 |
| Total Card | 0.165 | 590,600 | 10,400 | 508,800 | 1,109,800 |
| Total Parcel | 0.165 | 590,600 | 10,400 | 508,800 | 1,109,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.90 /Parcel: 298.90

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 5327

**GIS Ref**

**GIS Ref**

**Insp Date** 10/21/17

!564!

## PREVIOUS ASSESSMENT

Parcel ID 006.0-0002-0011.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 590,600 | 10400 | 7,200. | 508,800 | 1,109,800 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 564,100 | 10400 | 7,200. | 508,800 | 1,083,300 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 564,100 | 10400 | 7,200. | 508,800 | 1,083,300 | 1,083,300 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 439,500 | 10600 | 7,200. | 540,600 | 990,700 | 990,700 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 422,100 | 10600 | 7,200. | 394,300 | 827,000 | 827,000 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 396,800 | 10600 | 7,200. | 343,400 | 750,800 | 750,800 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 396,800 | 10600 | 7,200. | 292,600 | 700,000 | 700,000 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 355,100 | 10800 | 7,200. | 286,200 | 652,100 | 652,100 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/29/21 | 18:41:33 |

**LAST REV**

| Date | Time |
|---|---|
| 11/17/21 | 09:42:56 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 564

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| BORIS GEORGE W | 51452-309 | | 7/17/2008 | Family | 1 | No | No | | |
| | 12888-691 | | 11/5/1975 | | 50,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 11/21/2013 | 1723 | Re-Roof | 10,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/21/2017 | MEAS&NOTICE | HS | Hanne S |
| 1/30/2014 | Info Fm Prmt | EMK | Ellen K |
| 2/13/2009 | Meas/Inspect | 163 | PATRIOT |
| 9/21/1999 | Meas/Inspect | 263 | PATRIOT |
| 8/25/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 5327 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 7200 | | Sq. Ft. | Site | | 0 | 80. | 0.88 | 1 | | | | | | | | | 508,798 | | | | | | 508,800 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.16529 | Total SF/SM: | 7200 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 508,798 | Spl Credit | | Total: | 508,800 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1915 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AG - Avg-Good | 26. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 26.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.03702545 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 186.646 |
| Other Features: | 131500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 802506 |
| Depreciation: | 211862 |
| Depreciated Total: | 590644 |

## COMMENTS

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

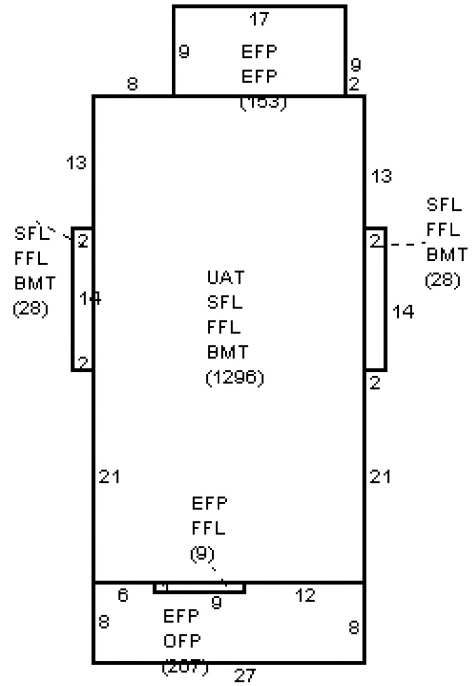
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 186.65 |
| Special Features: | 0 | Val/Su Net: | 115.40 |
| Final Total: | 590600 | Val/Su SzAd | 217.69 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,361 | 186.650 | 254,025 |
| BMT | Basement | 1,352 | 74.190 | 100,307 |
| SFL | Second Floor | 1,352 | 186.650 | 252,345 |
| EFP | Enclos Porch | 522 | 32.440 | 16,932 |
| UAT | Upper Attic | 324 | 130.650 | 42,331 |
| OFP | Open Porch | 207 | 24.470 | 5,065 |

Net Sketched Area: 5,118 | Total: 671,005

Size Ad 2713 | Gross Area 6090 | FinArea 3713

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 50 | C | |
| UAT | 100 | FLA | 100 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 006.0-0002-0011.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 400 | A | AV | 1915 | 21.25 | T | 40 | 104 | | | 5,100 | | | 5,100 |
| 2 | Frame Shed | D | Y | 1 | 8X12 | A | AV | 1990 | 0.00 | T | 23.2 | 104 | | | | | | |
| 11 | Pool-Vinyl | D | Y | 1 | 14X28 | A | AV | 1980 | 19.49 | T | 31.2 | 104 | | | 5,300 | | | 5,300 |

More: N | Total Yard Items: 10,400 | Total Special Featues: | Total: 10,400